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Format A

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To
MahaRERA
Authority Mumbai

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to area admeasuring 00 Hecter 70R out of Survey no.17/1A, 17/1B, 17/1C, 17/1D,17/2 situated at Kiwale Taluka Haveli District Pune (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s Vellkin Spaces LLP through its partner Mr. Anil Kumar Jagdish Agarwal and following documents:-

- 1) Description of the property.
 - a)** S. No 17/1/A area admeasuring 00 Hecter 11R out of Total area admeasuring 00Hector 48R
 - b)** S. No 17/1/B area admeasuring 00 Hecter 16.50R out of Total area 00 Hecter 47R
 - c)** S. No 17/1/C area admeasuring 00 Hecter 10R out of area Total area 00 Hecter 47R
 - d)** S. No 17/1/D area admeasuring 00 Hecter 11.50 out of Total area 00Hector 48R
 - e)** S. No 17/2 area admeasuring 00 Hecter 21 R out of Total area 00Hector 67R

Total Area 00 Hecter and 70R Situated at Kiwale Taluka Haveli District Pune within the local limits of Pimpri-chinchwad Municipal Corporation
- 2) The documents of allotment of plot. Including sale deed bearing registration number 15941/2020 duly registered at Haveli 24 office of registrar
- 3) Fresh 7/12 extract issued by the local Talathi office dated 10 October 2022, mutation entry no 14193
- 4) Search report for 30 years from 1990 till 2022 and supplementary search title report dated 22/10/2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Vellkin Spaces LLP is clear, marketable and without any encumbrances.

Owners of the land

- 1) Survey No.17/1/A (11R out of 00Hector 48R) belongs to Vellkin Spaces LLP
- 2) Survey No.17/1/B (16.50R out of 00Hector 47R) belongs to Vellkin Spaces LLP
- 3) Survey No.17/1/C (10R out of 00Hector 47R) belongs to Vellkin Spaces LLP
- 4) Survey No.17/1/D (11.5R out of 00Hector 48R) belongs to Vellkin Spaces LLP
- 5) Survey No.17/2 (21R out of 00 Hector 67R) belongs to Vellkin Spaces LLP
- 6) Qualifying comments The Said Title is clear marketable and presently in possession of the owners as mentioned above.

The report reflecting the flow of the title of the above mentioned land of which M/s Vellkin Spaces are bonafied purchasers and the search title on the said land is enclosed herewith as Annexure. C

FLOW OF THE TITLE OF THE SAID LAND.

S. No.17/1/A AND 17/1/B, 17/1/C 17/1/D AND 17/2

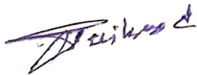
Annexure A 7 /12 extract as on date of application for registration.

Annexure B Mutation Entry No.14193

Annexure C Search report for 32 years from 1990 to 2022 Taken from Sub-Registrar office at Haveli

There seems to be no Pending Litigation on the said land till date.

Date: 21/1/2022



Advocate.

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